

ZONING CHANGE REVIEW SHEET

CASE: C14-2025-0110 - 12224 ½ N IH-35

DISTRICT: 7

ADDRESS: 12224 ½ N IH-35 Service Road South Bound

ZONING FROM: LO

TO: IP

SITE AREA: 3.5471 acres

PROPERTY OWNER: Welcome Industrial Sub 21, LLC

APPLICANT/AGENT: Metcalfe Wolff Stuart & Williams, LLP, Katherine Nicely

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends IP, Industrial Park District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

January 6, 2026: Approved staff's recommendation for IP zoning by consent

Vote: (8-0, R. Puzycki, L. Osto-Lugo and T. Major-absent); L. Stern-1st, A. Flores-2nd.

CITY COUNCIL ACTION:

February 5, 2026

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is 3.5471 acre portion of a larger tract of land that fronts onto the North Interstate-Highway-35 South Bound Service Road. The site is developed with a two-story office/warehouse structure that contains limited warehouse and distribution uses, with surface parking (Advanced Manufacturing R&D). There is a warehouse structure (Culligan) to the north along W. Yager Lane that is zoned LI. The lots to the south are developed with 3-story office buildings (TCEQ) that are zoned GO and IP fronting Park Thirty Five Circle and a construction sales and services use (Hercules Wire Rope & Sling Co.) zoned GR that fronts the IH-35 Service Road. To the west, there is floodplain zoned RR, a warehouse structure with outdoor storage zoned LO and a detention pond zoned IP. In this case, the applicant is requesting IP zoning so that it will be consistent with the existing zoning on the larger portion of this lot to the west (*please see Applicant's Request Letter - Exhibit C*).

The staff recommends IP, Industrial Park District, zoning. The property meets the intent of the IP district as it is located on a major corridor near office, commercial and industrial uses and zoning. It is part of an industrial area and it is located within 0.30 miles from Lamar Boulevard Activity Corridor, as designated by the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Industrial Park district is intended as an area for limited commercial services, research and development, administrative facilities, and manufacturing uses that can meet high development and performance standards, and typically are located on large sites or in planned industrial centers.

2. *The proposed zoning should promote consistency and orderly planning.*

The site under consideration is located adjacent to IP, LI, GR, GO and LO zoning in an area with office, commercial and industrial uses. This property is within 0.30 miles from a designated activity corridor. The proposed zoning will permit consistent zoning over the entire lot that is currently being used for a limited warehousing and distribution use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Limited Warehousing and Distribution, with surface parking (Advanced Manufacturing R&D)
North	LI	Construction Sales and Services (Culligan)

<i>South</i>	GO, IP, GR	Office (TCEQ), Construction Sales and Services (Hercules Wire Rope & Sling Co.)
<i>East</i>	ROW	Interstate Highway-35
<i>West</i>	IP, RR, LO	Limited Warehousing and Distribution (Advanced Manufacturing R&D), Floodplain, Warehouse with Outdoor Storage

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Pflugerville Independent School District,
Walnut Creek Neighborhood Assn., Inc.,
Yager
Community

SCHOOLS: Pflugerville I.S.D.
River Oaks Elementary School
Westview Middle School
Connally High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0063 - 12427 Tech Ridge Boulevard	GR to CS-CO, prohibiting Agricultural sales & services, Campground, Electronic prototype assembly, Equipment repair services, Food preparation, Laundry services, Plant nursery, Veterinary services, Indoor crop production, Building maintenance services, Commercial blood plasma center, Electronic Testing, Equipment sales, Kennels, Monument retail sales, Vehicle storage, Limited warehousing & distribution, Maintenance & service facilities, Transitional housing, Transportation terminal	07/17/2018: To grant with additional prohibited uses: Adult oriented businesses, Construction sales & services	08/23/2018: To grant CS-CO as rec. by ZAP; Ord. No. 20180823-065

C14-2017-0096 - Walnut Park II	LO to MF-2	12/05/2017: To grant Staff rec. with CO: max 2,000 vpd	08/09/2018: To grant MF-2-CO as rec. by ZAP; Ord. No. 20180809-076
C14-2016-0014 - 211 Canyon Ridge Drive Hotel	LI to LI-PDA with 80' height	05/03/2016: Forward without recommendation	WITHDRAWN
C14-2014-0053 - Walnut Park Crossing	LO to MF-2	06/2014: To grant MF-2	06/26/14: Approved 1 st reading only 04/16/2015: To grant MF-2 on 2 nd /3 rd readings; Ord. 20150416-010

RELATED CASES:

C14-85-149 – North Lamar Area Study

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 12234 N IH 35 SERVICE ROAD SB. C14-2025-0110.
Project: 12224 1/2 N IH-35. 3.5471 acres from LO to IP. Existing: limited warehouse and distribution. Proposed: limited warehouse and distribution.

Yes	Imagine Austin Decision Guidelines	
	Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none">• 0.30 miles from Lamar Boulevard Activity Corridor	
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.	
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none">• Sidewalk present along I-35 Frontage RD	
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none">• Within 0.5 miles of higher job levels as per Census OnTheMap	
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.	
	Connectivity and Education *: Located within 0.50 miles from a public school or university.	
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.	

	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation : Preserves or enhances a historically and/or culturally significant site.
	Creative Economy : Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
Y	Industrial Land : Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
5	Number of "Yes's"

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.>

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

Site plans will be required for any new development except for residential only project with up to 4 units.

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted.

Transportation

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
N IH-35	Level 4	TXDOT Roadway	TXDOT Roadway	TXDOT Roadway	Yes	No	No

Water Utility

No comments on zoning change.

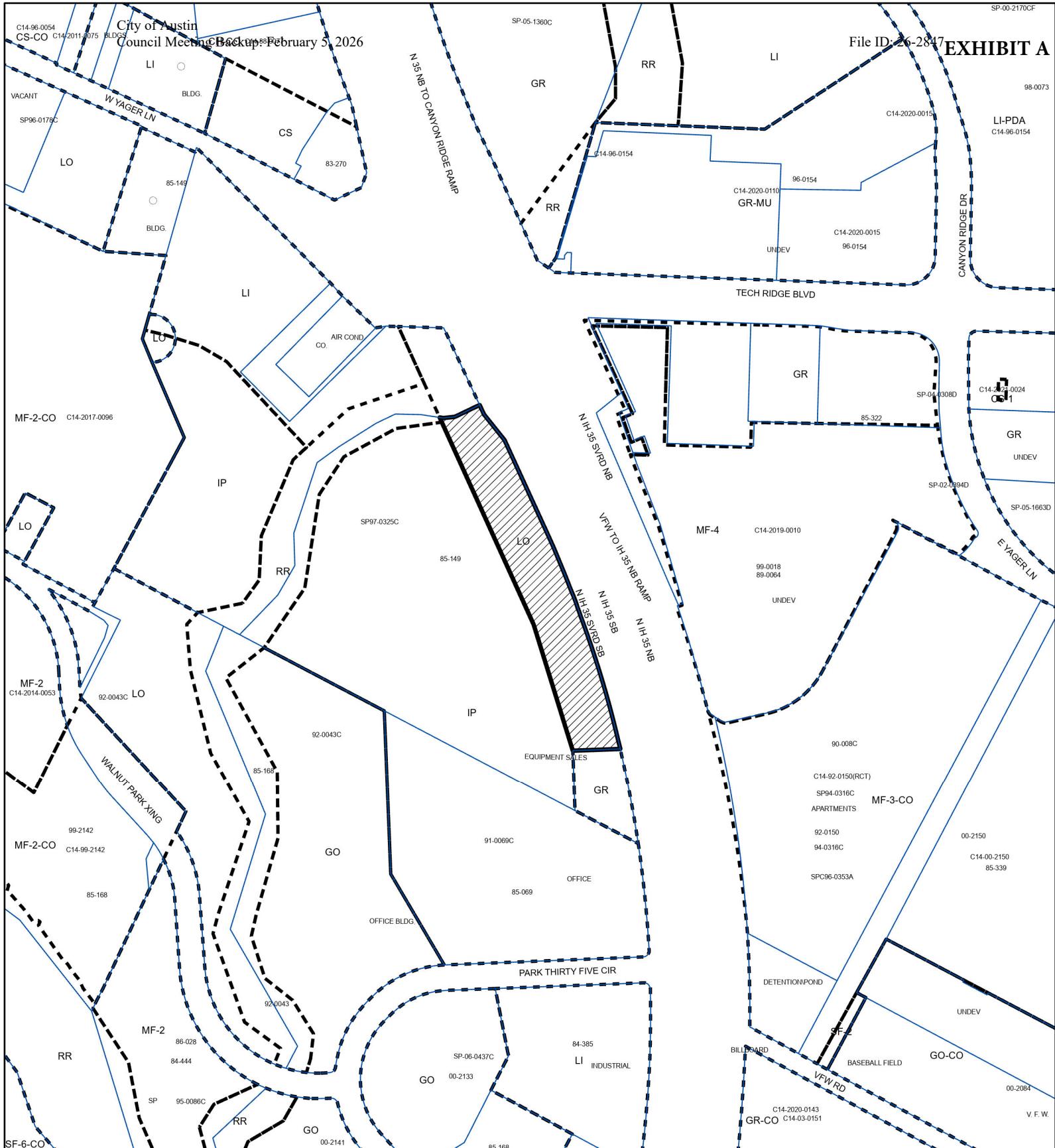
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Comments Received

98-0073



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

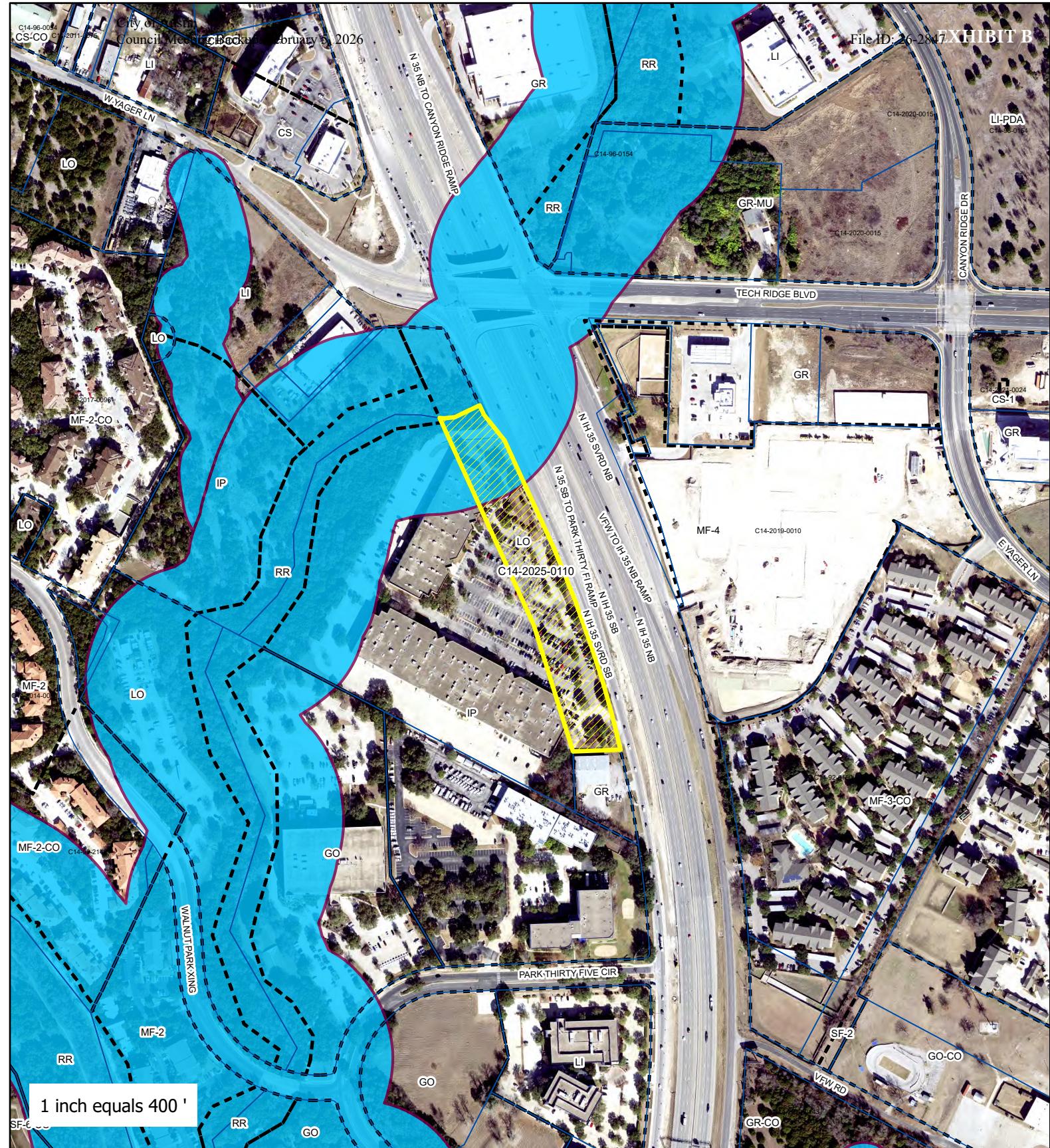
ZONING

ZONING CASE#: C14-2025-0110

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- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2025-0110
 LOCATION: 12224 1/2 N IH 35 Svrd SB
 SUBJECT AREA: 3.55 Acres
 MANAGER: Sherri Sirwaitis

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Created: 12/16/2025



METCALFE WOLFF
STUART & WILLIAMS, LLP

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Development Planner

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512-404-2248

November 3, 2025

Mrs. Lauren Middleton-Pratt, Director of Planning
City of Austin Planning Department
6310 Wilhelmina Delco Drive
Austin, Texas 78752

Via Online Submittal

Re: Application for Rezoning; 3.5471 acres, located at 12224 1/2 N IH 35 SVRD SB
(the "Property")

Dear Mrs. Pratt:

As representatives of the owner of the above-stated Property, we respectfully submit the attached Application for Rezoning. The Property being rezoned is part of a lot that consists of an existing limited warehouse and distribution uses currently zoned Limited Office (LO). The Application for Rezoning requests to rezone this 3.5471-acre Property to Industrial Park (IP) for it to match the rest of the lot that is zoned Industrial Park (IP). Only the LO portion of the Property will be rezoned, and the existing Industrial Park (IP) will remain.

The Property is not within a neighborhood plan. Surrounding zoning includes Industrial Park (IP), Limited Office (LO) and General Office (GO) and across from I-35 to the west Multi-Family Residence-Moderate-High Density (MF-4) and Multi-Family Residence-Medium Density-Conditional Overlay (MF-3-CO). See Zoning Exhibit below.

A Traffic Impact Analysis (TIA) is not required pursuant to the TIA Determination Form included with the Application.

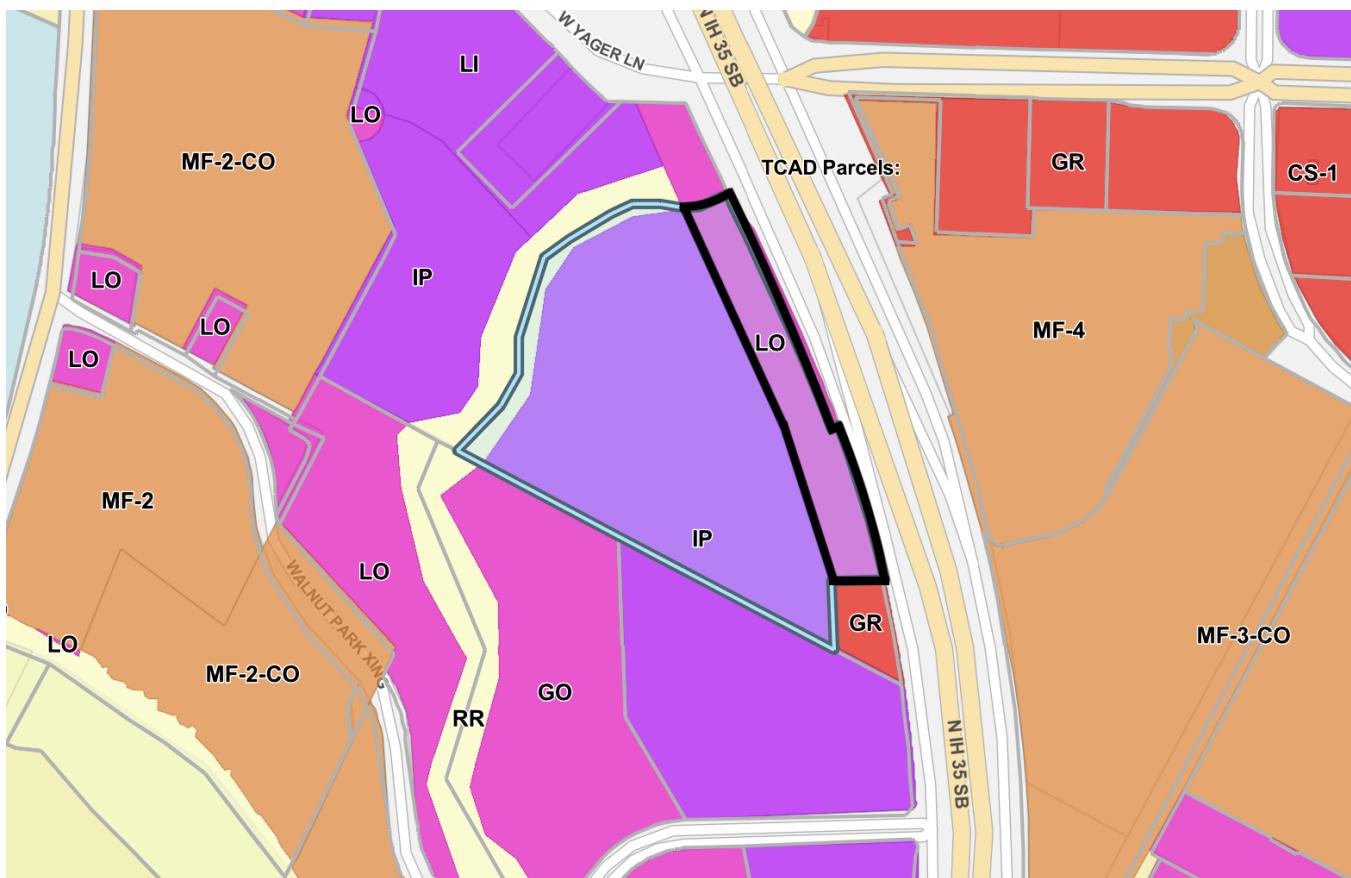
If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Katherine Nicely".

Katherine Nicely

ZONING EXHIBIT



From: [Robert Meadows](#)
To: [Sirwaitis, Sherri](#)
Subject: Comment on Case C14-2025-0110 pending before ZAP
Date: Friday, January 2, 2026 10:05:31 AM

External Email - Exercise Caution

Dear Sherri,

The property that is the subject of this application for rezoning is within the boundaries of the Walnut Creek Neighborhood Association (WCNA). The WCNA supports the rezoning request from LO to IP because this is an eminently rational rezoning of a small strip of land adjacent to a large parcel already zoned for IP.

Please do not hesitate to contact me with questions or comments.

Best regards,
Robert Meadows
President, 2025-2026 Walnut Creek Neighborhood Association
12005 Presa Drive, Austin, Texas 78753
anytime cell: 512 633 1459

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